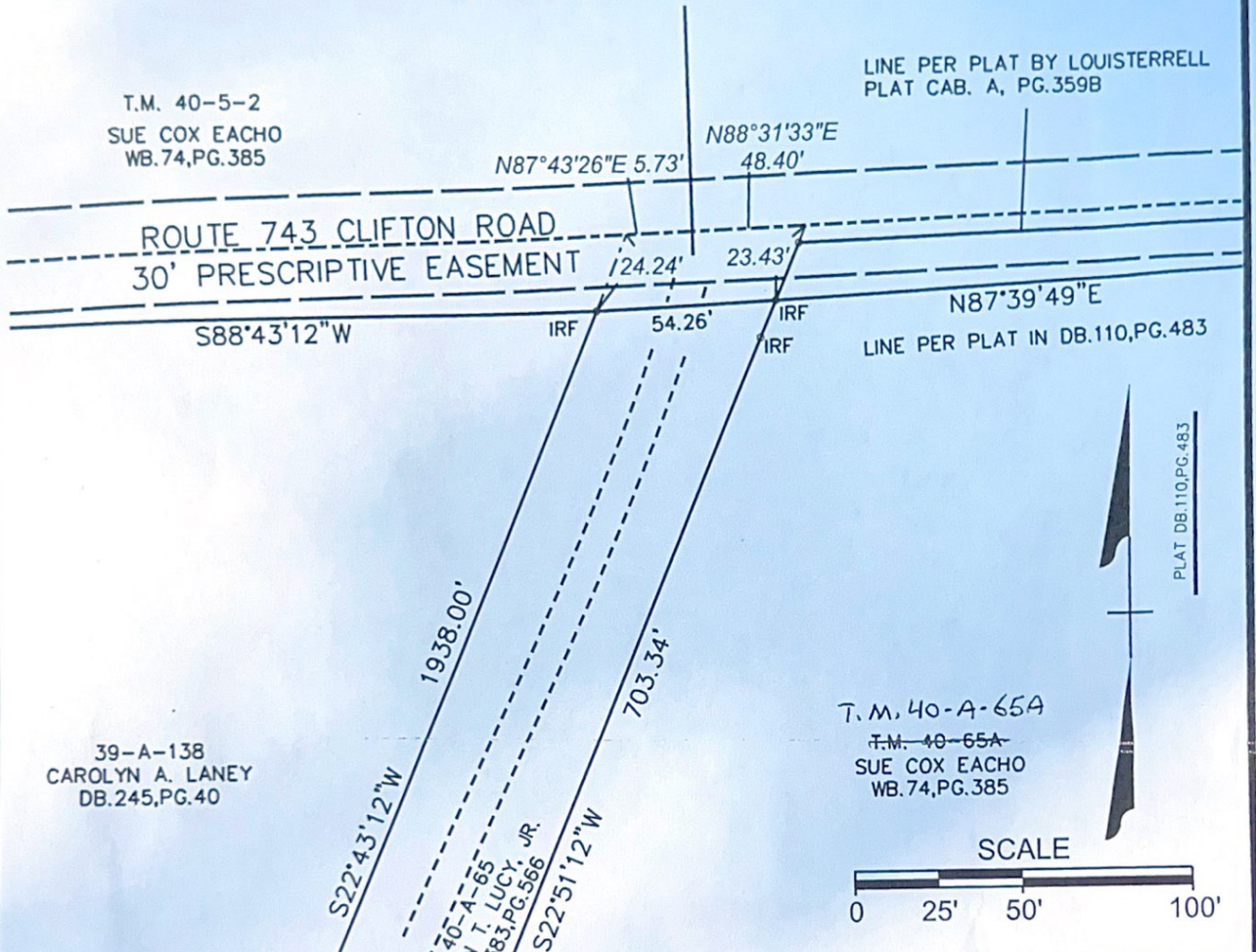
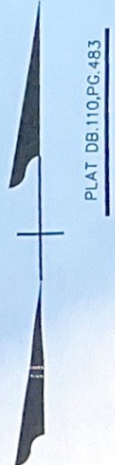


THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, CONSEQUENTLY ALL ENCUMBRANCES MAY NOT BE DEPICTED.

*Proposed Ingress & Egress and Utility Easement
From the North Property Line of 40-A-65
to the C/L of Clifton Rd. Rt. 743.*



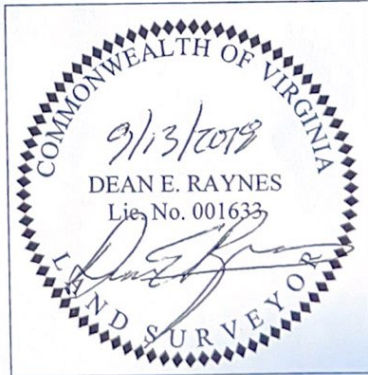
T.M. 40-A-65A
T.M. 40-65A
SUE COX EACHO
WB. 74, PG. 385



*Owner's Consent and Dedication:
Know all men by these presents,
that the Ingress & Egress and
Utility Easement shown hereon and situated in
Madison District, in Caroline County, Virginia
Is with the free consent and in accordance
with the desires of the undersigned owners.*

Sue Cox Eacho _____ Date _____
State Of _____
City/County Of _____
The Foregoing acknowledged before me this _____ day of _____
by _____
(name exactly as signed)

Notary Public



Dean E. Raynes, LS 1633
3382 Ridgeview Rd
Reva, Virginia 22735



Robert W. Farrell
State Forester



COMMONWEALTH of VIRGINIA

Department of Forestry

900 Natural Resources Drive, Suite 800 • Charlottesville, Virginia 22903
(434) 977-6555 • Fax: (434) 296-2369 • www.dof.virginia.gov

April 19, 2021

Mr. Leroy Howell
2051 Trivette Road
Beaverdam, VA. 23015

Dear Mr. Howell:

In response to your inquiry about Land Use Revalidation through the Caroline County Commissioner of Revenue's office, I have reviewed your file and determined that you do have a current forest management plan in place. According to the terms of the Land Use Assessment Program, you must agree to comply with the Best Management Practices as set forth by the Virginia Department of Forestry. Cut over land must also be reforested with appropriate species unless an approved forestry management option has been written into said forest management plan. All acreages listed below are estimated from aerial photographs and not offered as an actual on ground survey.

If you have questions pertaining to this letter, you may contact this office at the telephone number or the email address below. You may submit this letter to the Caroline County Commissioner of Revenue's office as a partial fulfillment of your requirement to comply with the current Land Use Assessment program.

<u>Tax Map #</u>	<u>Forested Acres</u>	<u>Unproductive Acres</u>
40-A-65	36.70	0.00

Sincerely,

Matthew H. Coleman

Senior Area Forester
Eastern Region-Mattaponi Work Area
138 Courthouse Lane
Bowling Green, VA. 22427
Mobile: 804-450-3145
Email: matthew.coleman@dof.virginia.gov
Web: www.dof.virginia.gov

Fall Line Soils & Septic, LLC

P.O. Box 874
Bowling Green, VA 22427
Phone: (540)-735-8729

February 21, 2023

Leroy Howell
2051 Trivette Road
Beaverdam, VA 23015

Dear Mr. Howell;

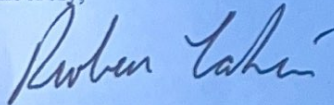
On February 20, 2023 our firm conducted a site evaluation of a parcel of land on Clifton Road in Caroline County, VA. The property is approximately 36 acres and is further identified in the Caroline County tax records as parcel number 40-A-65. The purpose of this visit was to determine the soil and landscape potential to install a subsurface septic tank and drainfield system to service a single family dwelling.

General Comments:

On the basis of the field investigation, this parcel will support a single family dwelling. We were able to delineate one conventional drainfield site which is suitable for 3 bedroom occupancy. The site is staked in the field towards the midpoint of the Northern boundary of the property. A survey location of the site is required in order to obtain a Certification Letter or Health Construction Permit from Caroline County Health Department. Additional design fees from Fall Line Soils & Septic would also apply.

If you should have any further questions concerning this property, please feel free to contact me.

Sincerely,



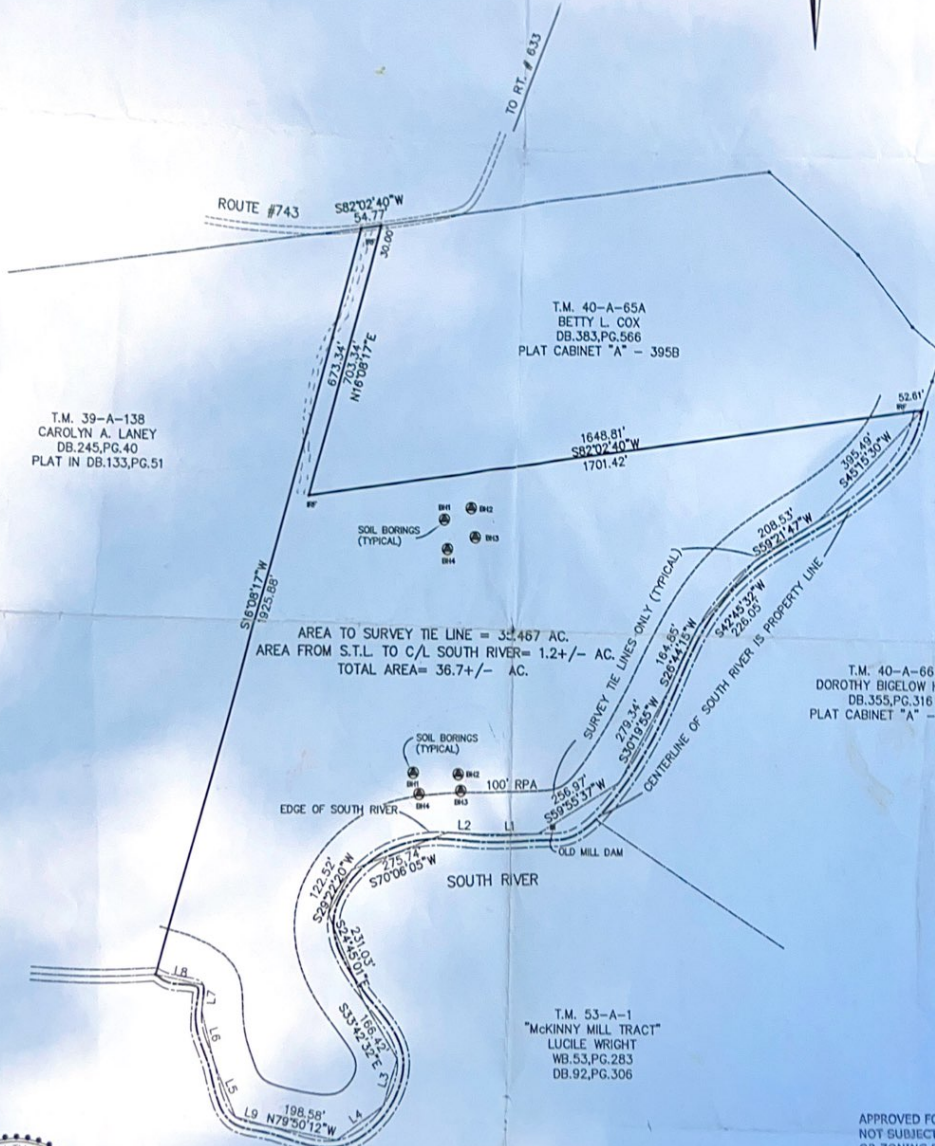
Reuben R. Lakin
OSE# 1940-001385

Recorded 1-22-19 PLAT CAB 4 40C

SB 1327. P. 0043

NUM	BEARING	DISTANCE
L1	S86°23'54"W	159.68'
L2	N87°01'09"W	89.57'
L3	S17°57'13"W	118.69'
L4	S55°32'02"W	149.96'
L5	N23°29'09"W	142.10'
L6	N15°01'59"W	128.42'
L7	N3°07'37"E	63.30'
L8	N79°06'07"W	130.52'
L9	N75°19'16"W	78.75'

NOTES:
 1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. EASEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN.
 3. THIS PLAT DOES NOT REPRESENT AN IN THE FIELD SURVEY.
 4. PORTIONS OF THIS PROPERTY ALONG THE SOUTH RIVER ARE IN FLOOD HAZARD ZONE "A".
 5. REFERENCES: DB.98, PG.517, DB.341, PG.750, DB.383, PG.566.
 6. THIS PLAT WAS COMPILED AND WAS CREATED TO SHOW FIELD LOCATED SOIL BORINGS.
 7. CORRECTIONS TO ERRORS ON THIS PLAT WERE MADE BY ME ON 08/18/2018.



HIS LAND SURVEYING, INC.
 P.O. BOX 180
 PROVIDENCE FORGE VIRGINIA 23140
 (804) 966-7817

APPROVED FOR RECORDATION
 NOT SUBJECT TO PLANNING
 OR ZONING REGULATIONS
 DATE: 1/22/19
 AGENT: [Signature]

COMPILED PLAT
 ON PROPERTY BEING
 TAX MAP 40-A-65
 STANDING IN THE NAME OF
 CALVIN T. LUCY, JR.
 LOCATED IN MADISON DISTRICT
 CAROLINE COUNTY, VIRGINIA
 SCALE: 1"=200' DATE: 06/02/2008
 J.N. 202.5
 CORRECTED: 08/17/2018

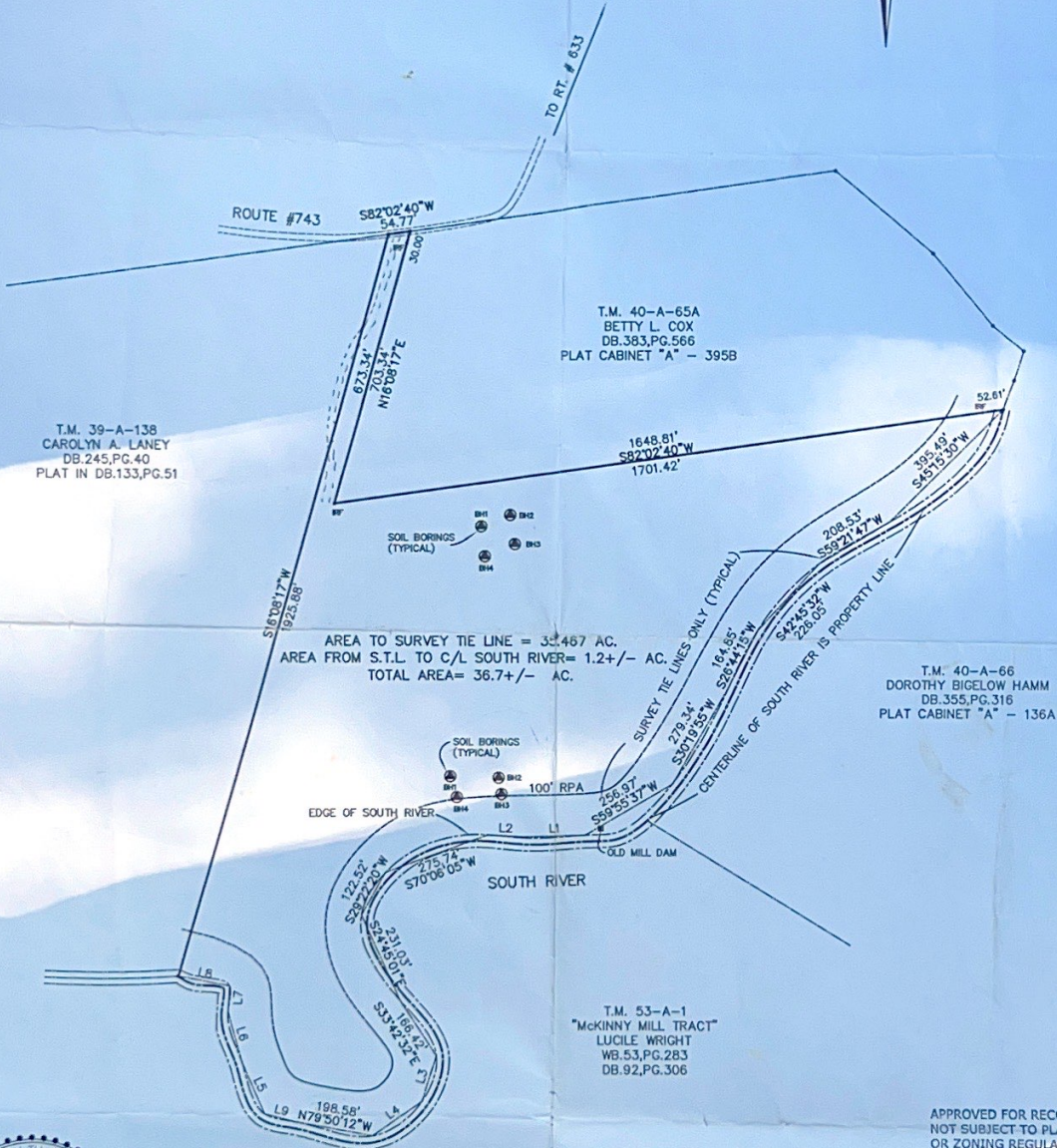
PLAT CAB 4 40C

Recorded 1-22-19 PLAT CAB 4 P 40C

JB 1329 P 0043

NUM	BEARING	DISTANCE
L1	S88°23'54"W	159.68'
L2	N87°01'09"W	89.57'
L3	S17°57'13"W	118.69'
L4	S55°32'02"W	149.96'
L5	N23°29'09"W	142.10'
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NOTES:
 1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. EASEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN.
 3. THIS PLAT DOES NOT REPRESENT AN IN THE FIELD SURVEY.
 4. PORTIONS OF THIS PROPERTY ALONG THE SOUTH RIVER ARE IN FLOOD HAZARD ZONE "A".
 5. REFERENCES: DB.99,PG.517, DB.341,PG.750, DB.383, PG. 566.
 6. THIS PLAT WAS COMPILED AND WAS CREATED TO SHOW FIELD LOCATED SOIL BORINGS.
 7. CORRECTIONS TO ERRORS ON THIS PLAT WERE MADE BY ME ON 08/18/2018.



HIS LAND SURVEYING, INC.
 P.O. BOX 188
 PROVIDENCE FORGE VIRGINIA 23148
 (804) 966-7817

APPROVED FOR RECORDATION
 NOT SUBJECT TO PLANNING
 OR ZONING REGULATIONS
 DATE: 1/22/19
 AGENT: [Signature]

COMPILED PLAT
 ON PROPERTY BEING
 TAX MAP 40-A-65
 STANDING IN THE NAME OF
 CALVIN T. LUCY, JR.
 LOCATED IN MADISON DISTRICT
 CAROLINE COUNTY, VIRGINIA
 SCALE: 1"=200' DATE: 06/02/2008
 J.N. 202.5
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PLAT CAB 4 40C